

Prepared by:
Name of Manager, DANNY E. WILKIE
Address, P.O. BOX 537 Phone, 562-5681Loan No. 050101LENDER: TOWER LOAN OF MISSISSIPPI, INC d/b/a TOWER LOAN OF SENATOBIA
P.O. BOX 537 SENATOBIA, MS 38668Lender's Address: 213 E. MAIN STREET
SENATOBIA, MS 38668BORROWER and Address: BEN WRIGHT, JR. AND WIFE VIOLA WRIGHT
1680 SWINEA ROAD, NESBIT, MISSISSIPPI 38651

TRUSTEE: Jack R. Lee, Post Office Box 7499, Jackson, MS 39282

- (a) The Total of Payments is \$4160.00, Amount Financed is \$ 2834.98, Annual Percentage Rate is 35.90 % which is evidenced by a promissory note dated 11/29, 19 96.
- (b) Schedule of Payments: The indebtedness is payable in 26 equal monthly payments of \$ 160.00 each, beginning on 1/8, 1997, and continuing on the same day of each successive month thereafter, with final payment due on 2/8, 1999.

For good consideration, Borrower conveys and warrants to Trustee the following real property situated in DESOTO County, Mississippi more particularly described as:

Indexing Instructions:

****DESCRIPTION ON BACK*****

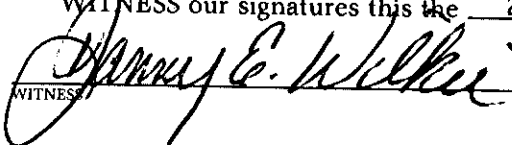
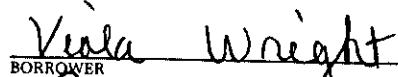

STATE MS.-DESOTO CO.

DEC 11 12 04 PM '96

BK 874 PG 744
W.E. DAVIS CH. CLK.

This conveyance is subject to the following terms:

1. This conveyance is in trust to secure the prompt payment of the Total of Payments, being the amount stated in Item (a) above and may secure any other or future indebtedness that Borrower owes to Lender. If all indebtedness secured hereby shall be promptly paid as and when due, then this conveyance shall be null and void; otherwise, it shall remain in full force and effect.
2. Borrower shall pay all taxes and other charges levied against the property and shall keep the improvements insured by a company authorized to do business in Mississippi, against loss or damage by fire, storm or other hazards in an amount equal to the balance of the indebtedness due the Lender with a standard mortgagee clause in favor of Lender.
3. Borrower will not abandon property or commit waste or allow waste to be committed. Borrower shall make all needed repairs to keep the property in a condition equal to its present status.
4. Upon Borrower's failure to pay prior lien or deed of trust, taxes, insurance premium, or cost of repairs, the Lender may pay the same or make such repairs; and amount thereof will become a part of the debt hereby secured with interest at 10% per annum, payable on demand.
5. Borrower shall be in default upon the happening of any of the following events: (a) Failure to pay as and when due the indebtedness evidenced by the promissory note; (b) Default of any obligation secured hereby or in the performance of any covenant contained herein; (c) If this deed of trust is subordinate to any other deed of trust or lien of any kind, default in the payment of such prior deed of trust or lien; or (d) Upon Lender reasonably deeming itself to be insecure.
6. If, upon default Lender employs an attorney to collect this indebtedness or enforce this deed of trust, Borrower agrees to pay all costs including a reasonable attorney's fee.
7. Upon default, Lender may declare the entire unpaid balance secured hereby with interest and other proper charges, immediately due and payable. Trustee shall sell the property and land according to Mississippi Code of 1972, Section 89-1-55. Lender may purchase at such sale. From the proceeds of the sale, Trustee shall pay the cost of advertising and making the sale, including a reasonable attorney's fee and a reasonable Trustee's fee which shall not be less than \$250.00 nor more than 25% of the sales price; second, he shall pay any necessary expenses in protection of the security; third, he shall pay in the order of their maturity all items of indebtedness secured hereby; fourth, the balance shall be paid to the holder of any subordinate deed of trust; and lastly, any balance shall be paid to the Borrower.
8. Lender may appoint another person to act as Trustee herein, and such Substituted Trustee shall have all authority and powers invested in the original Trustee. The Trustee or Substituted Trustee herein may appoint an agent, either verbally or in writing, to conduct a Trustee's sale hereunder. Such appointment of agent need not be recorded.
9. Any waiver by Lender of any default shall not operate as a waiver of any other default or the same default on a future occasion.
10. The term "Borrower" shall mean all persons signing below, each of whom shall be jointly and severally liable hereunder.

WITNESS our signatures this the 29 day of NOVEMBER, 19 96.
WITNESS
BORROWER

BORROWER

STATE OF MISSISSIPPI

COUNTY OF DESOTO

BORROWER

Personally appeared before me, the undersigned authority in and for the aforesaid county and state, the within named BEN WRIGHT, JR. AND WIFE VIOLA WRIGHT who acknowledged that THEY signed and delivered the foregoing instrument on the date and year therein mentioned.

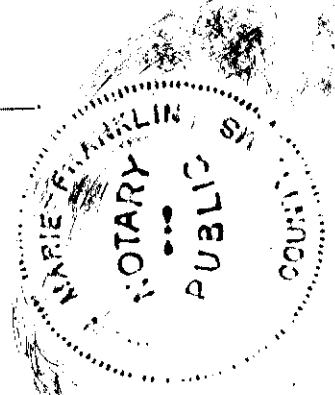
Witness my hand and seal of office this 29 day of November, 19 96.My Commission Expires: Notary Public State of Mississippi At Large
My Commission Expires: March 9, 1999
BONDED THRU HEIDEN-MARCHETTI, INC.
NOTARY PUBLIC

STATE OF MISSISSIPPI
COUNTY OF _____ DESOTO

Personally appeared before me, the undersigned authority in and for said County and State, _____
DANNY E. WILKIE (Subscribing Witness), one of the subscribing witnesses to the
foregoing instrument, who being first duly sworn, depose and saith that he saw the within named,
BEN WRIGHT, JR. AND WIFE VIOLA WRIGHT (Borrower(s)), whose name(s) is/are subscribed
thereto, sign and deliver the same to the said TOWER LOAN OF MS that he, this affiant, subscribed his name thereto as
a witness in the presence of the said BEN WRIGHT, JR., AND WIFE VIOLA WRIGHT (Borrower(s)).

Danny E. Wilkie
Subscribing Witness's Signature
Sworn to and subscribed before me this 29 day of November, 19 96
Loaner E. Wankler

Notary Public
My Commission Expires: _____
Notary Public State of Mississippi At Large
My Commission Expires: March 9, 1999
BONDED THRU HEIDEN-MARCHETTI, INC.



Land in Desoto County, Mississippi described as follows:

In the northwest quarter, section 29, township 2, range 7 west, beginning at a stake in the west section line of said section 1408.2 feet south and 10 feet east of the northwest corner of section 29; thence south 509.8 feet to a stake; thence east 171.0 feet to a stake; thence north 509.8 feet to a stake; thence west 171.0 feet to the point of beginning and containing 2 acres, more or less as surveyed by M.B. Dabney.

LESS AND EXCEPT:

Commencing at the northwest corner of section 29, township 2 south, range 7 west; thence south 1918.0 feet to a point; thence east a distance of 10 feet to the southwest corner of property recorded in deed book 130 on page 753 of the chancery records of Desoto County; thence east a distance of 33.22 feet to the present east right-of-way

*Tower Loan Of Sec.
213 E. Wankler
Saratoga
38668*